035.0	0002	0021.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,500 /	863,500
					USE VALUE:	863,500 /	863,500
					ASSESSED:	863,500 /	863,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAKAI MATTHEW &	
Owner 2:	NICHOLSON JOY JENNIFER	
Owner 3:		
Street 1:	18 NORCROSS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LIN QIONG -
Owner 2:	-
Street 1:	6 POPE STREET
Twn/City:	QUINCY
St/Prov:	MA Cntry:
Postal:	02171

NARRATIVE DESCRIPTION

This parcel contains 11,019 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Vinyl Exterior and 2292 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11019.000	382,500	600	480,400	863,500
Total Card	0.253	382,500	600	480,400	863,500
Total Parcel	0.253	382,500	600	480,400	863,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.75 | /Parcel: 376.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24191
GIS Ref
GIS Ref
Insp Date 11/01/18

!2858!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0002-0021.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,500	600	11,019.	480,400	863,500	863,500	Year End Roll	12/18/2019
2019	101	FV	285,800	2800	11,019.	435,300	723,900	723,900	Year End Roll	1/3/2019
2018	101	FV	285,800	2800	11,019.	412,800	701,400	701,400	Year End Roll	12/20/2017
2017	101	FV	285,800	2800	11,019.	360,300	648,900	648,900	Year End Roll	1/3/2017
2016	101	FV	279,000	2800	11,019.	307,700	589,500	589,500	Year End	1/4/2016
2015	101	FV	262,800	2800	11,019.	285,200	550,800	550,800	Year End Roll	12/11/2014
2014	101	FV	262,800	2800	11,019.	236,400	502,000	502,000	Year End Roll	12/16/2013
2013	101	FV	262,800	2800	11,019.	225,200	490,800	490,800		12/13/2012

PRINT

Date	Time
12/10/20	18:12:14

LAST REV

Date	Time
09/20/19	08:27:26
apro	
2858	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN QIONG,	65493-515		6/5/2015		634,500	No	No		
US BANK NATIONA	64280-247		9/25/2014	Bank Sale	506,000	No	No		
GOMES EUGENE N,	62116-107		6/27/2013	Forclosure	425,000	No	No		
	12394-276		3/13/1973		27,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2015	1392	Solar Pa	17,000		9/21/2015			Install solar pane
10/3/2014	1313	Re-Roof	3,000					
9/29/2014	1267	Redo Kit	6,000					Replace kitchen ca
5/26/1995	286	Manual	1,000					SHED 8X12
8/26/1992	399		44,000					12X24 2 STORY ADD

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/28/2016	Sales Review	PT	Paul T
3/22/2016	SQ Returned	EMK	Ellen K
4/27/2009	Measured	163	PATRIOT
4/26/2000	Inspected	276	PATRIOT
3/6/2000	Measured	197	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11019		Sq. Ft.	Site		0	64.	0.68	3									480,365						480,400	

Total AC/HA:	0.25296	Total SF/SM:	11019	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	480,365	Spl Credit		Total:	480,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10811520
Const Adj.:	0.99989998
Adj $ / SQ:	144.041
Other Features:	90804
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469957
Depreciation:	87412
Depreciated Total:	382545

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

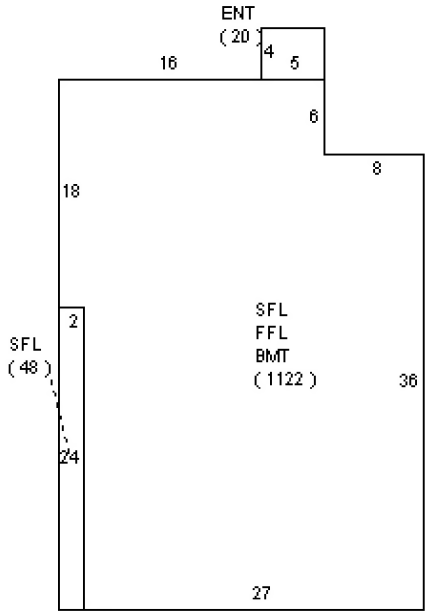
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	144.04
Special Features:	0	Val/Su Net:	111.39
Final Total:	382500	Val/Su SzAd	166.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,170	144.040	168,527
BMT	Basement	1,122	43.210	48,484
FFL	First Floor	1,122	144.040	161,614
ENT	ENTRY	20	26.400	528

Net Sketched Area:	3,434			Total:	379,153
Size Ad	2292	Gross Are	3434	FinArea	2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0002-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10x14	A	AV	2000	4.93	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600